

**ORDINANCE NO. 20081120-101**

**AN ORDINANCE AMENDING ORDINANCE NO. 20080228-087, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1425 EAST 12<sup>TH</sup> STREET IN SUBDISTRICT TWO OF THE EAST 12<sup>TH</sup> STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (GR-MU-NCCD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (GR-MU-NCCD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district to community commercial-mixed use-neighborhood conservation combining district-neighborhood plan (GR-MU-NCCD-NP) combining district on the property described in Zoning Case No. C14-2008-0163, on file at the Neighborhood Planning and Zoning Department, locally known as 1425 East 12<sup>th</sup> Street (the "Property"), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Ordinance No. 20080228-087 is amended to allow service station use as a permitted use for 1425 East 12<sup>th</sup> Street as shown in this Part.

Part IV (*Land Use Regulations*) of Exhibit "C" (*East 12<sup>th</sup> Street NCCD Plan*) of Ordinance No. 20080228-087 is modified as follows:

**B. Prohibited Uses**

The following uses are prohibited in the East 12<sup>th</sup> Street NCCD. Those uses currently existing are allowed to continue as a legal non-conforming use as per the Land Development Code, Section 25-2-941:

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. Adult-oriented businesses  | 14. Drive-through services as an |
| 2. Automotive rentals         | accessory use to a restaurant    |
| 3. Automotive repair services | 15. Equipment repair services    |
| 4. Automotive sales           | 16. Equipment sales              |

- 5. Automotive washing
- 6. Bail bond services
- 7. Campground
- 8. Carriage stable
- 9. Cocktail lounge\*
- 10. Laundry service
- 11. Commercial blood plasma center
- 12. Convenience storage
- 13. Drop-off recycling collection facility

- 17. Exterminating services
- 18. Kennels
- 19. Liquor sales
- 20. Pawn shop services
- 21. Outdoor entertainment
- 22. Outdoor sports & recreation
- 23. Service station\*
- 24. Telecommunication tower (if sited on the ground)
- 25. Vehicle storage
- 26. Veterinary services

\* Cocktail lounge is a conditional use for 1808-1812 E. 12<sup>th</sup> Street.

\* Service station use is a permitted use for 1425 E. 12<sup>th</sup> Street.

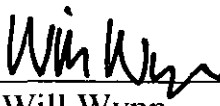
**PART 3.** Except as otherwise provided in this ordinance, the terms and provisions set forth in Ordinance No. 20080228-087 remain in effect.

**PART 4.** This ordinance takes effect on December 1, 2008.

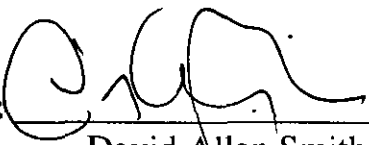
**PASSED AND APPROVED**

\_\_\_\_\_, November 20, 2008

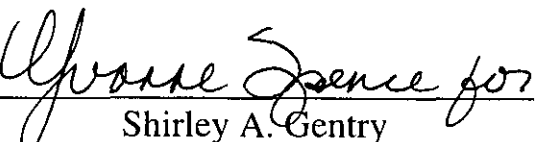
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Will Wynn  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

  
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Shirley A. Gentry  
City Clerk

